

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner, Mbr.  
David Prokowiew, Mbr.



Tel: (978) 582-4147, ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

Adam R. Burney  
Land Use Director

## Minutes Information Meeting (cont'd) February 22, 2016 Unitil – 357 Electric Avenue

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:35 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Chair D. McQuaid opened the Information Meeting continuation with the reading of the statutory notice published in the Sentinel and Enterprise on December 7, 2015. The Information Meeting was to hear and discuss a proposed 45,000 S.F. office and maintenance facility to be located at 357 Electric Avenue, Lunenburg, MA.

Applicant is Unitil-Fitchburg Gas and Electric Light Company, 6 Liberty Lane West, Hampton, NH, represented by the following individuals:

Project Engineer, Mark Piermarini, Whitman & Bingham Associates (WBA)

Legal counsel, Pierce Atwood LLP, Mark Beliveau

KITE Architects, Inc., Christine West

Unitil Project Manager, Jacqueline Agel

Attorney Beliveau brought the Board up to date on Unitil's meeting with the Conservation Commission on February 17, 2016 by distributing various handouts including WBA letter to the Conservation Commission dated February 17, 2016 regarding stormwater regulations, a template of a Pole Storage Area Inspection Report, filing section of Form 10-K, and photographs of the pole storage racks at the Fitchburg site. A revised plan was also submitted. Items had been added to the plan; signage regarding snow storage, the lowering of visual and audio alarms for the 2,000 gallon tank, and added to the stormwater management plan for maintenance of the oil and gas separators. Unitil will return to the Conservation Commission on March 2, 2016. A sloped six inch (6") berm has been added to the transformer storage area for easier forklift access, spare transformer pad has been relocated to the rear, and snow storage bollards have been added to each corner. The pole storage area will be completely bermed with a wider berm at the front. Photographs were presented showing the pole storage racks at the Fitchburg site. The poles will be stored over asphalt. The Lunenburg facility will be an upgrade over the current Fitchburg facility. GZA reviewed plan set with focus on pole storage area. The recommendations of the GZA February 17, 2016 letter have been incorporated into the revised plans. GZA's recommendation is for installation of a catch basin to drain to the transformer storage area. This results in the stormwater flow from the pole storage area moving through two catch basins; one at the pole storage area and one at the transformer storage area. This will separate out a high percentage of any existing oils prior to discharge. Attorney Beliveau noted that the petro barriers are custom designed for each site. M. Allison had concern that there was not enough ground cover for the barrier which might lead to its freezing, but the applicant noted that is not an issue. Attorney Beliveau noted these barriers are designed to function in the elements.

The Board would like to see specific detail on the petro barrier going into the five foot manhole; design aspects, how fast water flows through, etc. WBA noted as these are custom made, piping for a 100 year storm was requested.

Forty to fifty poles will be stored on site; enough to cover a moderate storm event.

Carl Luck, 50 Sunset Lane- Could there be a conventional retention pond on west side of site for stormwater runoff? WBA noted that this is a redevelopment project and they are trying to maintain the vegetation instead of opening it up to a basin; it has been reviewed by GEI. In a redevelopment project, the state looks for the applicant to do as much as practicable without causing extreme financial hardship.

Reviewing Engineer Jeffrey Walsh, Graves Engineering, Inc. (GEI) reiterated same, noting that the applicant is supposed to meet service standards to the most practicable extent. Unitil has exceeded compliance with the regulations.

GEI reviewed GZA's report and also contacted Solidification Products International Inc. The petro plug is typically used in vertical pipes for outdoor application, in both warm and cold environments. GEI needs to review the latest plan. Having met with the Sewer Commission, he suggests the project engineer upsize the oil grid separator line.

D. McQuaid noted an outstanding topic is the construction detail of the petro barrier in the catch basin and GEI's review of same.

Motion K. Chenis to continue Information Meeting to March 14, 2016, 6:35 PM, Second, M. Allison, all aye.

Information Meeting recessed 8:05 PM

Documents used at meeting:

Site Plan Revised 2/22/16  
Pole Storage Photographs  
Form 10-K  
Pole Storage Area – Template Inspection Report  
Whitman & Bingham Associates letter dtd 2/17/16 to the Con Comm